

## RETAIL PROPERTY FOR LEASE

# Fisher's Landing Retail

16415 SE 15TH STREET / VANCOUVER, WA 98683



## Prime location in East Vancouver shopping district

### AVAILABLE SPACE

- Proposed building - up to 7,000 SF build-to-suit - restaurant, retail, medical, or office/service

### LEASE RATE

- Call for details

### HIGHLIGHTS

- Prime East Vancouver location in the heart of Fisher's Landing
- Near the Columbia Tech Center and major employers like Hewlett Packard and Nautilus
- Excellent visibility at a busy, signalized intersection with high traffic counts
- Strong signage opportunities for enhanced tenant exposure
- Ownership open to redevelopment or ground lease opportunities for the building/site, including adding the adjacent parcel to the restaurant building for additional parking or expanded service area.

### CONTACT

George Macoubray 503 504 2957 / 503 224 6791 / gmacoubray@naielliott.com  
Nick Stanton 503 784 0407 / 503 224 6791 / nstanton@naielliott.com

**NAI**Elliott



Located near Fred Meyer, Walgreens and Target

Fisher's Landing Shopping Center is a vibrant retail destination located in the heart of East Vancouver, WA.

Property highlights include:

- Excellent visibility at a busy, signalized intersection with high traffic counts
- Ideal for restaurant, retail, service, office, or medical/dental uses
- Plentiful on-site parking for customers and employees
- Strong signage opportunities for enhanced tenant exposure
- Located near the Columbia Tech Center and major employers like Hewlett Packard and Nautilus
- Strategic location with easy access to downtown Vancouver and Portland via SR-14, I-205, and I-5



# EAST CLARK COUNTY

EVERGREEN  
HIGH SCHOOL  
1,641 STUDENTS

HARMONY  
ELEMENTARY

UNION  
HIGH SCHOOL  
1,993 STUDENTS

WY'EAST  
MIDDLE SCHOOL

MOUNTAIN VIEW  
HIGH SCHOOL  
1,897 STUDENTS

**SITE**

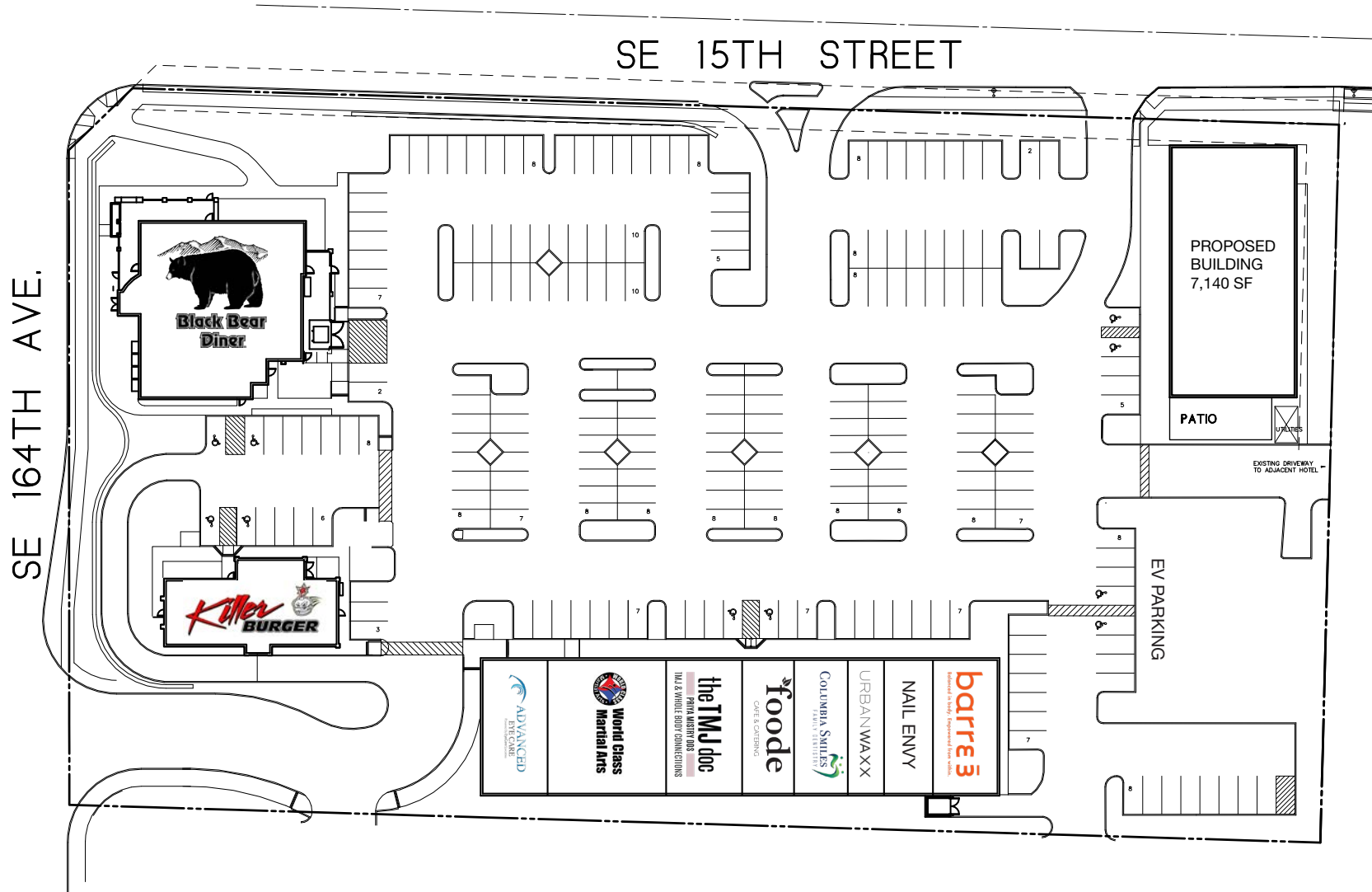
FISHER'S  
LANDING  
ELEMENTARY

DISCOVERY  
HIGH SCHOOL  
111 STUDENTS

PRUNE HILL  
ELEMENTARY



# Site plan

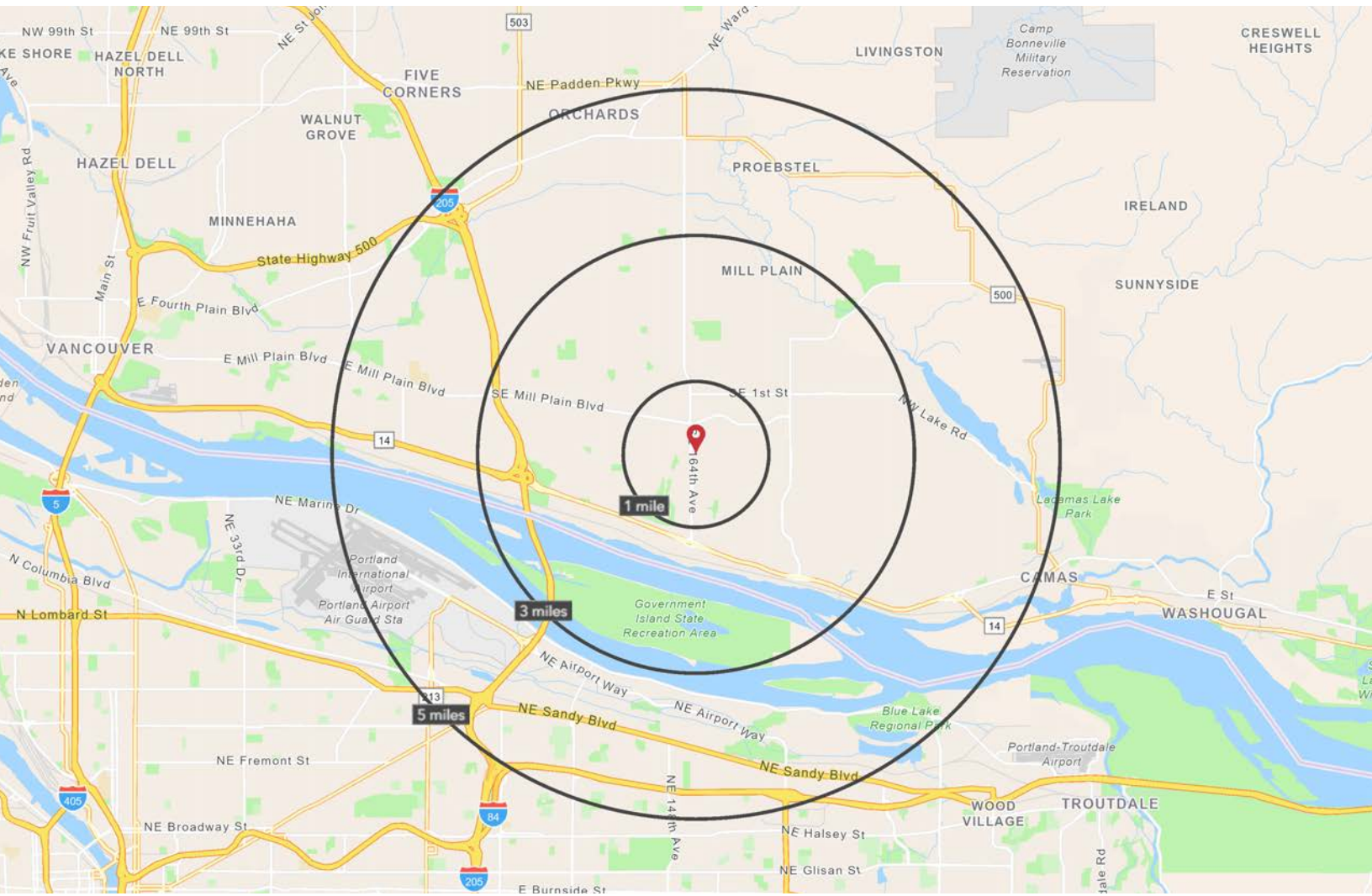


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# Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2025	19,715	90,825	203,665
Projected Total Population 2030	20,747	96,057	213,411
Average HH Income	\$112,796	\$128,272	\$121,939
Median Home Value	\$557,979	\$597,497	\$580,397
Estimated Total Households	8,507	35,880	77,556
Daytime Demographics	10,257	38,573	99,784
Some College or Higher	68%	72%	69%

Source: ESRI - 2025

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# Demographics



## Executive Summary (Esri 2025)

16415 SE 15th St, Vancouver, Washington, 98683  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.60936  
Longitude: -122.50264

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	16,902	75,593	168,482
2020 Population	19,072	85,132	192,013
2025 Population	19,715	90,825	203,665
2030 Population	20,747	96,057	213,411
2010-2020 Annual Rate	1.22%	1.20%	1.32%
2020-2024 Annual Rate	0.63%	1.24%	1.13%
2024-2029 Annual Rate	1.03%	1.13%	0.94%
2020 Male Population	48.0%	48.8%	49.1%
2020 Female Population	52.0%	51.2%	50.9%
2020 Median Age	40.2	39.6	38.9
2025 Male Population	48.7%	49.3%	49.7%
2025 Female Population	51.3%	50.7%	50.3%
2025 Median Age	40.9	40.5	39.9

In the identified area, the current year population is 19,715. In 2020, the Census count in the area was 19,072. The rate of change since 2020 was 0.63% annually. The five-year projection for the population in the area is 20,747 representing a change of 1.03% annually from 2025 to 2030. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 40.9, compared to U.S. median age of 39.3.

### Race and Ethnicity

2025 White Alone	64.3%	66.3%	65.6%
2025 Black Alone	3.4%	3.1%	4.2%
2025 American Indian/Alaska Native Alone	1.0%	0.9%	1.1%
2025 Asian Alone	10.7%	10.4%	9.1%
2025 Pacific Islander Alone	1.4%	1.7%	1.7%
2025 Other Race	7.0%	5.8%	6.7%
2025 Two or More Races	12.1%	11.8%	11.7%
2025 Hispanic Origin (Any Race)	15.5%	13.7%	14.8%

Persons of Hispanic origin represent 15.5% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.1 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2025 Wealth Index	87	108	103
2010 Households	7,224	28,914	63,494
2020 Households	8,132	33,084	72,255
2025 Households	8,507	35,880	77,556
2030 Households	9,003	38,290	81,671
2010-2020 Annual Rate	1.19%	1.36%	1.30%
2020-2024 Annual Rate	0.86%	1.56%	1.36%
2024-2029 Annual Rate	1.14%	1.31%	1.04%
2025 Average Household Size	2.30	2.52	2.60

The household count in this area has changed from 8,132 in 2020 to 8,507 in the current year, a change of 0.86% annually. The five-year projection of households is 9,003, a change of 1.14% annually from the current year total. Average household size is currently 2.30, compared to 2.33 in the year 2020. The number of families in the current year is 4,981 in the specified area.

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2025 Percent of Income for Mortgage	40.6%	37.3%	38.8%
<b>Median Household Income</b>			
2025 Median Household Income	\$86,083	\$100,198	\$93,628
2030 Median Household Income	\$97,066	\$111,147	\$106,043
2024-2029 Annual Rate	2.43%	2.10%	2.52%
<b>Average Household Income</b>			
2025 Average Household Income	\$112,796	\$128,272	\$121,939
2030 Average Household Income	\$126,589	\$143,275	\$137,347
2024-2029 Annual Rate	2.33%	2.24%	2.41%
<b>Per Capita Income</b>			
2025 Per Capita Income	\$48,828	\$50,723	\$46,581
2030 Per Capita Income	\$55,300	\$57,167	\$52,731
2024-2029 Annual Rate	2.52%	2.42%	2.51%
<b>GINI Index</b>			
2025 Gini Index	42.6	41.3	42.2

Current median household income is \$86,083 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$97,066 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$112,796 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$126,589 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$48,828 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$55,300 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2025 Housing Affordability Index	59	65	62
2010 Total Housing Units	7,647	30,424	67,131
2010 Owner Occupied Housing Units	3,656	17,960	40,081
2010 Renter Occupied Housing Units	3,568	10,954	23,413
2010 Vacant Housing Units	423	1,510	3,637
2020 Total Housing Units	8,526	34,439	75,186
2020 Owner Occupied Housing Units	3,742	19,256	43,815
2020 Renter Occupied Housing Units	4,390	13,828	28,440
2020 Vacant Housing Units	387	1,349	2,911
2025 Total Housing Units	9,072	37,827	81,019
2025 Owner Occupied Housing Units	3,963	20,380	47,104
2025 Renter Occupied Housing Units	4,544	15,500	30,452
2025 Vacant Housing Units	565	1,947	3,463
2030 Total Housing Units	9,614	40,276	85,304
2030 Owner Occupied Housing Units	4,264	21,736	50,039
2030 Renter Occupied Housing Units	4,740	16,553	31,632
2030 Vacant Housing Units	611	1,986	3,633
<b>Socioeconomic Status Index</b>			
2025 Socioeconomic Status Index	46.5	50.9	49.1

Currently, 43.7% of the 9,072 housing units in the area are owner occupied; 50.1%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 8,526 housing units in the area and 4.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.19%. Median home value in the area is \$557,979, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.32% annually to \$625,902.

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